



**4838 COWICHAN LAKE RD**  
Duncan, BC

**\$1,289,000**

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472 Trans-Canada Hwy, Duncan, BC V9L 3R6





**Price:** \$1,289,000

**Zoning:** R2

**Floor Space:** 2,215 sq ft

**Property:** 4 acres

**MLS#** 961721

## 4838 COWICHAN LAKE RD Duncan, BC

This private country home and acreage is a dream come true for hobby farmers and horse lovers alike and is located minutes west of Duncan. The 2,215 sq ft home has seen updating with newer kitchen counters, pot lights in the living room, flooring, paint and light fixtures. There are 2 bedrooms up and a well appointed main bath. Downstairs there is a large rec room with wood fireplace, as well as a work shop area and lots of storage. Zoning allows for a secondary suite and the basement already has a kitchen, 1 bedroom and a separate entrance.

The picturesque 4 acres of predominantly flat land features a 48 ft x 32 ft. cedar, board and batten barn with 5 spacious stalls, complete with power, water, insulated tack room, plus large loft, perfect for storing up to 400 bales of hay. The property is fully fenced and crossed fenced, ensuring the safety and security of your animals. There's even a fenced garden area with fruit trees. After a day of outdoor fun, kick back under the expansive gazebo for a barbecue, while keeping a watchful eye on your beloved animals. There is also a large attached carport and a detached two car garage that could easily be transformed into a great workshop.

This is country living at its finest!

# 4838 COWICHAN LAKE RD

## Duncan, BC

### Property Notes

Two level home with easy suite potential

Attached carport and detached double garage

4 acres - Set up as a hobby farm

Fenced and cross fenced property

48' x 32' cedar board/batten barn with power, water, tack room, loft holds 400 bales of hay

Spacious 279 sq ft outdoor gazebo

Cedar chicken coops for farm fresh eggs

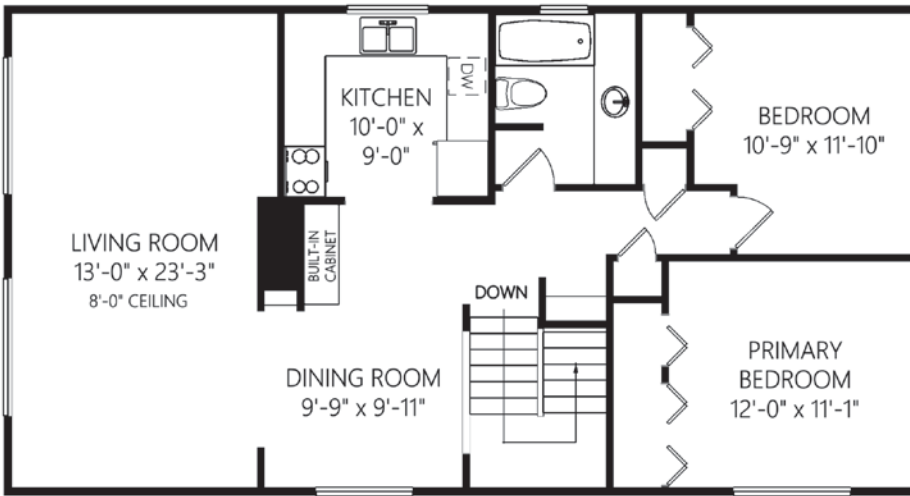
10 GPM well (as per well log)

Additional storage shed for tractor or machinery

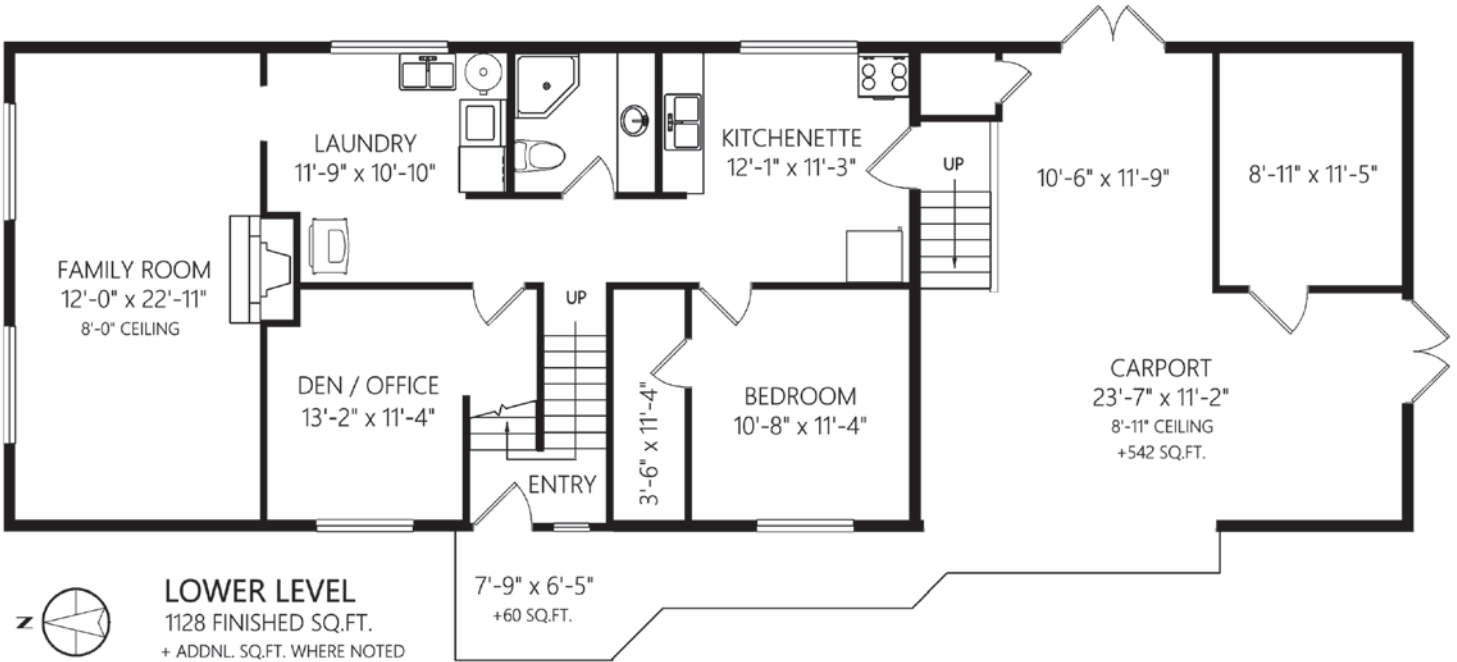
Close to Cowichan river, riding trails and 10-mins to town

A piece of country living paradise

4838 Cowichan Lake Rd



**UPPER LEVEL**  
1087 FINISHED SQ.FT.  
+ ADDNL. SQ.FT. WHERE NOTED



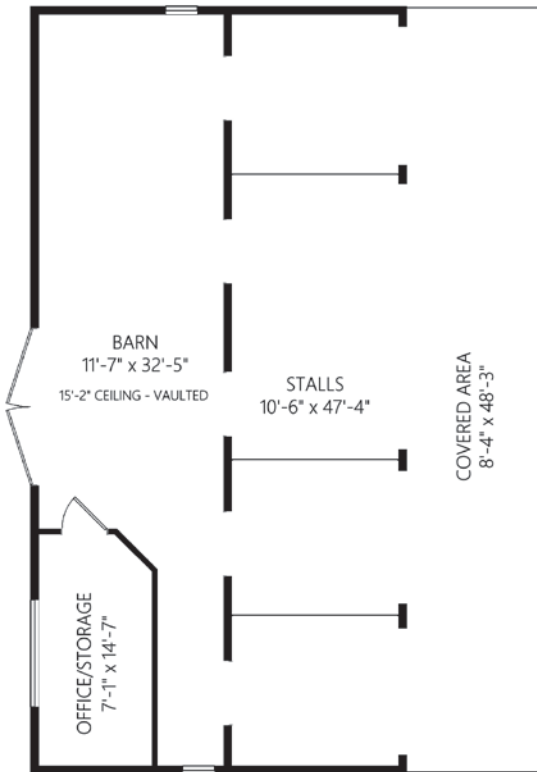
**LOWER LEVEL**  
1128 FINISHED SQ.FT.  
+ ADDNL. SQ.FT. WHERE NOTED

	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Upper Level	1087	0	1087
Lower Level	1128	0	1128
<b>Total</b>	<b>2215</b>	<b>0</b>	<b>2215</b>

Shown length and width dimensions are approximate.  
Area sq.ft. is representative of the on-site measurements. (1" accuracy)

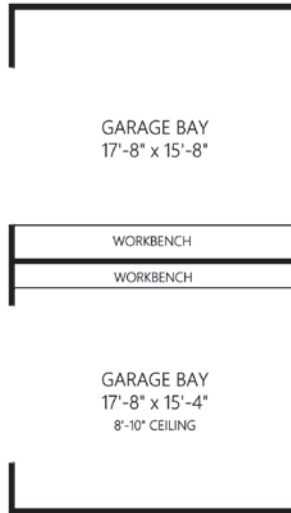


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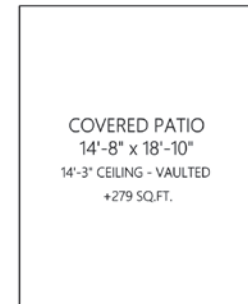
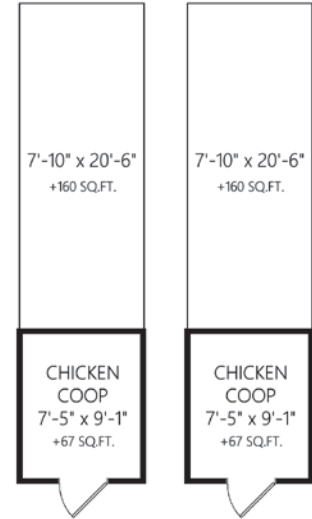


**BARN**  
1151 UNFINISHED SQ.FT.  
+ ADDNL. SQ.FT. WHERE NOTED

**DETACHED GARAGE /WORKSHOP**  
593 UNFINISHED SQ.FT.



**OUTBUILDINGS**  
+ ADDNL. SQ.FT. WHERE NOTED  
\* DOES NOT REP. ACTL. LOCATION



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Upper Level	1087	0	1087
Lower Level	1128	0	1128
Detached Garage/Workshop	0	593	593
Barn	0	1151	1151
<b>Total</b>	<b>2215</b>	<b>1744</b>	<b>3959</b>

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